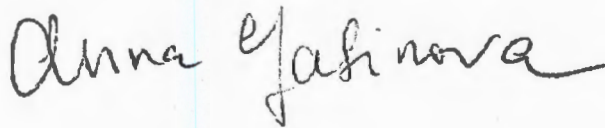


Department of Permit
Zoning Room 111
111 W Chesapeake Ave
Towson, MD 21204
Attn: Kristine

Date: 10/20/11

I want to withdraw a Zoning hearing for Case # 2012-0069-SPHA
scheduled for Wednesday, November 2, 2011 at 1:30 p.m. in Room 205,
Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

Anna Yasinova
(home child care provider)

A handwritten signature in cursive script that reads "Anna Yasinova". The signature is written in dark ink and is positioned to the right of the typed name.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6701 CHIPPEWA CT.
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

CLASS A GROUP CHILD CARE

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ANNA YASINOVA

Name - Type or Print

Anna Yasinova

Signature

Name - Type or Print

Signature

6701 CHIPPEWA CT (410) 415-6053

Address

BALTIMORE

MD

Telephone No.

21209

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

9/8/11

Case No. 2012-0069-SPHA



ACCOUNT # 0305061430

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6701 CHIPPEWA CT.
which is presently zoned D.A.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424 .1.B. (RCR)

TO PERMIT A FENCE FOR AN OUTDOOR PLAY SPACE AREA FOR A PROPOSED CLASS A GROUP CHILD CARE CENTER TO HAVE A 0-FOOT SETBACK FROM ABUTTING RESIDENTIAL PROPERTY IN LIEU OF THE REQUIRED 20-FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 2012-0069-9PHA

Legal Owner(s):

ANNA YASINOVA
Name - Type or Print

Anna Yashere
Signature

Name - Type or Print

6701 CHIPPEWA CT (410) 415-6053
Signature
Address Telephone No.
Baltimore MD 21209
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 9/8/11

Zoning Description.

Zoning description for 6701 Chippewa Ct
Baltimore MD 21209.

Beginning at a point on the east side of
Chippewa Ct which is 34 feet wide
at the distance of 56 feet North east
of the center line of the nearest improved
intersecting street Chippewa drive
which is 34 feet wide. Being Lot #19
Block / Section # D in the subdivision of
Forest GREEN as recorded in Baltimore
County Plat Book #26, Folio #19,
containing 7488. Also known as
6701 CHIPPEWA Ct and located in the 3
Election District, 2 Councilmanic District.

CERTIFICATE OF POSTING

Date: Oct. 16, 2011

RE: Case Number: 2012-0069-SPHA

Petitioner/Developer: Anne Yainova

Date of Hearing/Closing: Nov 2, 2011 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6701 Chippawa Ct

The signs(s) were posted on 10-16-11
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2012-0069-5PHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING ROOM 205

PLACE: 105 W. CHESAPEAKE AVE., TOWSON, MD 21204

DATE AND TIME: WED. NOV. 2, 2011 1:30 PM

REQUEST: SPECIAL HEARING TO PERMIT A
CLASS A GROUP CHILD CARE

WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
HEARING CALL 382-3393
PENALTY OF LAW

ZONING NOTICE

CASE # 2012-0069-5PHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING ROOM 205

PLACE: 105 W. CHESAPEAKE AVE., TOWSON, MD 21204

DATE AND TIME: WED. NOV. 2, 2011 3:00 PM

REQUEST: VARIANCE TO PERMIT A POOL
FOR AN OUTDOOR PLAY SPACE AREA FOR

A PROPOSED CLASS A GROUP CHILD CARE

(ENTER TO HAVE A 0-4000 SENSITIVE)

ADJUTING RESIDENTIAL PROPERTY IN TOWSON

REQUIRED 20 FEET

ADJUSTMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 382-3393

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

copy

September 28, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0069-SPHA

6701 Chippewa Court

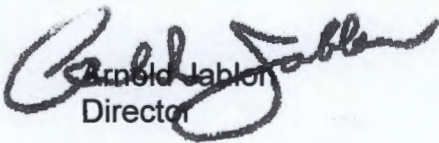
E/side Chippewa Court, 56 feet n/east of Chippewa Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Anna Yasinova

Special Hearing to permit a Class A Group Child Care. Variance to permit a fence for an outdoor play space area for a proposed Class A Group Child Care center to have a 0 foot setback from abutting residential property in lieu of the required 20 feet.

Hearing: Wednesday, November 2, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Anna Yasinova, 6701 Chippewa Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 18, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 18, 2011 Issue - Jeffersonian

Please forward billing to:
Anna Yasinova
6701 Chippewa Court
Baltimore, MD 21209

410-415-6053

NOTICE OF ZONING HEARING

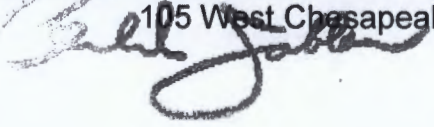
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0069-SPHA

6701 Chippewa Court
E/side Chippewa Court, 56 feet n/east of Chippewa Court
3rd Election District – 2nd Councilmanic District
Legal Owners: Anna Yasinova

Special Hearing to permit a Class A Group Child Care. Variance to permit a fence for an outdoor play space area for a proposed Class A Group Child Care center to have a 0 foot setback from abutting residential property in lieu of the required 20 feet.

Hearing: Wednesday, November 2, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2012-0069-SPHA

Petitioner: YASINOA

Address or Location: 6701 CHIPPEWA CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MRS. ANNA YASINOA

Address: 6701 CHIPPEWA CT.

BALTO. MD 21209

Telephone Number: 410-415-6053

Revised 2/17/11 DT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **73695**

Date: **9/8/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150. ⁰⁰

Total: **150.⁰⁰**

Rec From: **GRIGORY YASINOV**

For: **2012-0069 - SPHA**
6701 CHIPPEWA CT.

D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: **9/8/11**
 FOR: **2012-0069 - SPHA**
 AMOUNT: **150.00**
 BY: **D THOMPSON**
 SIGNATURE: **D THOMPSON**
 DATE: **9/8/11**

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2012-0069-SPHA

6701 Chippewa Court

E/side Chippewa Court, 56 feet n/east of Chippewa Court

3rd Election District-2nd Councilmanic District

Legal Owner(s): Anna Yasinova

Special Hearing: to permit a Class A Group Child Care.

Variance to permit a fence for an outdoor play space area for a proposed Class A Group Child Care Center to have a 0 foot setback from abutting residential property in lieu of the required 20 feet.

Hearing: Wednesday, November 2, 2011 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/655 October 18

288646

CERTIFICATE OF PUBLICATION

10/20/2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/18/2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

11/2 1:30 PM
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 6, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

RECEIVED

SUBJECT: 6701 Chippewa Court

OCT 07 2011

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 12-069

Petitioner: Anna Yasinova

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

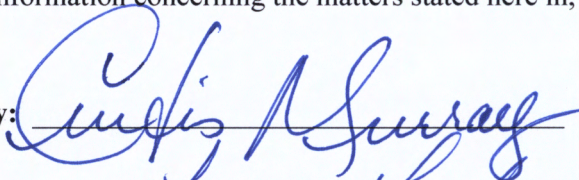
The petitioner requests a variance from Section 424.1.B of the BCZR to allow a fence with a 0 foot setback from an abutting residential property in lieu of the required 20 feet and a Special Hearing to allow a Class A Group Child Care Center. The petitioner has been licensed to operate a family childcare home as an accessory use since 11/23/05 at 6701 Chippewa Court, which is a semi-detached dwelling.

The special hearing should include a finding concerning whether a Class A Group Child Care center is allowed in a semi-detached dwelling. (Section 424.4 of the BCZR states that Group Child care Centers, Class A are permitted as an accessory use within single family detached dwellings in all residential zones except RC 4...).

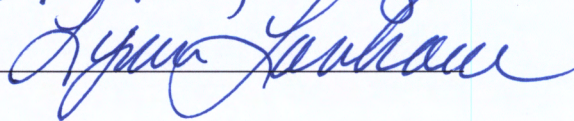
Should the Administrative Law Judge grant the petitioner's request, the site plan accompanying the use permit should show the number of children to be enrolled and the number of employees.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 27 2011

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 27, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-0069-SPHA
Address 6701 Chippewa Court
(Yasinova Property)

Zoning Advisory Committee Meeting of September 19, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: September 20, 2011
TO: Administrative Law Judge and File
FROM: Donna Thompson, Planner II, Zoning Review
SUBJECT: Petition for Special Hearing and Variance
Case No. 2011-0069-SPHA
6701 Chippewa Court

A Special Hearing and Zoning Variance was filed for the above referenced address for a Class A Group Child Care Center. Pursuant to Section 424.4 BCZR, this use is permitted as an accessory use within a single-family **detached** dwelling. This home is considered a semi-detached structure. Unfortunately I did not add that note to the request.

If you have any questions please call me.

dt

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/21/2011 8:16 AM
Subject: ZAC Comments

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2012-0067-SPHA - 205 Bloomsbury Avenue - **(Historic Area)**
Hearing Date: None in data base as of 9/20

2012-0068-A - 1701 Searles Road
Hearing Date: None in data base as of 9/20

2012-0069-SPHA - 6701 Chippewa Court
Hearing Date: None in data base as of 9/20

2012-0070-XA - 328 Main Street
Hearing Date: None in data base as of 9/20

2012-0071-A - 2035 Pleasant Villa Avenue
Administrative Variance: Closing 10/3

2012-0072-A - 111 Regester Avenue
Hearing Date: None in data base as of 9/20

2012-0073-SPHA - 1106 Wiseburg Road
Hearing Date: None in data base as of 9/20

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Case 2012-0069-SPHA

From: Kristen Lewis
To: Adams, Sarah; Wiley, Debra; Zook, Patricia
Date: 10/24/2011 10:16 AM
Subject: Case 2012-0069-SPHA

Hello Ladies,

I had previously set a case in for November 2, 2011 at 1:30 p.m. and as of Friday, October 21, 2011 this case has been withdrawn by the Petitioner. The petitioner Anna Yasinova, sent a letter in to this office requesting a withdrawal of this case due to opposition from neighbors. Mr. Yasinova was informed that the publication was already done by the Jeffersonian and that he would be responsible for the fee. I will send the file over this week, just in case anyone shows up due to the advertisement. If you have any questions, feel free to contact me. Have a good day ladies!

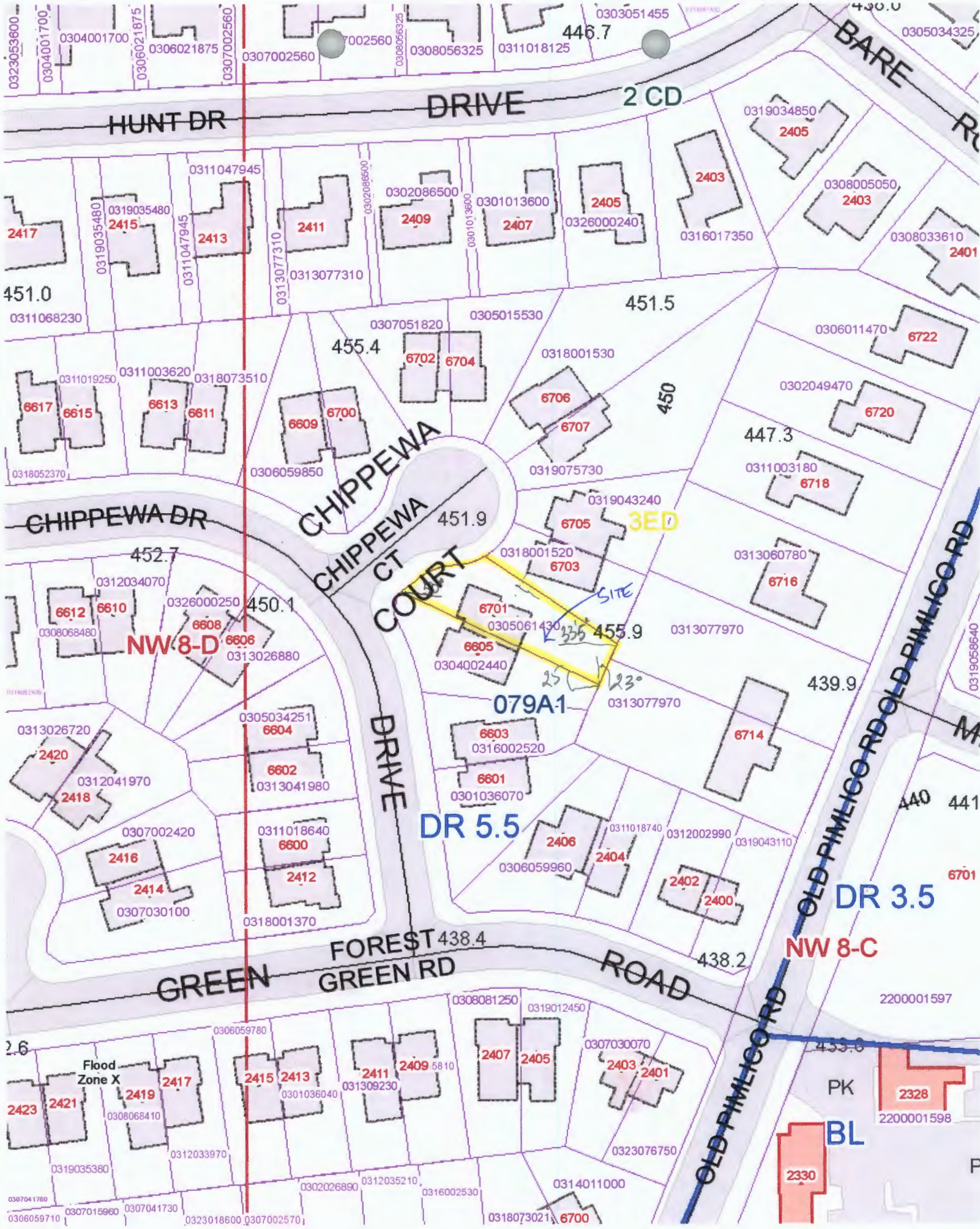
Kristen

WLE

11/2

1:30

Rm.
206



2012-0069-SPHA

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 6701 CHIPPEWA COURT
BALTIMORE MD, 21209
 SUBDIVISION NAME FOREST GREEN
 PLAT BOOK # 26 FOLIO # 19 LOT # 19 SECTION # D
 OWNER Anna Yasinova

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

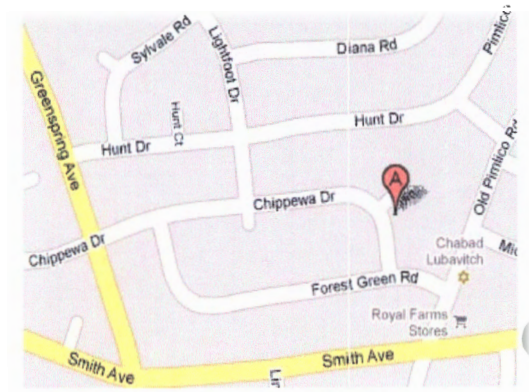
EXISTING FLOOR AREAS SQ/FT
 1ST FLOOR 1232 SQ/FT
 TOTAL=1232 SQ/FT
 BASEMENT FOR CHILDCARE CENTER
 USAGE: 460 SQ/FT
 EXISTING GARAGE - N/A

NOTE & CHECK ONE

THERE HAVE BEEN ☐
 THERE HAVE NOT BEEN ☒
 EXTERIOR ENLARGEMENTS
 TO THIS BUILDING IN THE
 PAST FIVE YEARS

IF THERE HAVE BEEN EXPLAIN WHAT THEY WERE:
 EXPLANATION OF GROUND FLOOR ENLARGEMENTS
 HERE:

IF MORE THAN EXISTING PORCH ENCLOSURE OR
 ADDITION OF EXTERIOR STAIR SHOW CALCULATIONS
 FOR THE % OF INCREASE HERE:



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 2

ZONING MAP 079.1

ZONING: DR. 5.5

LOT SIZE 0.17 7488
 ACREAGE SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

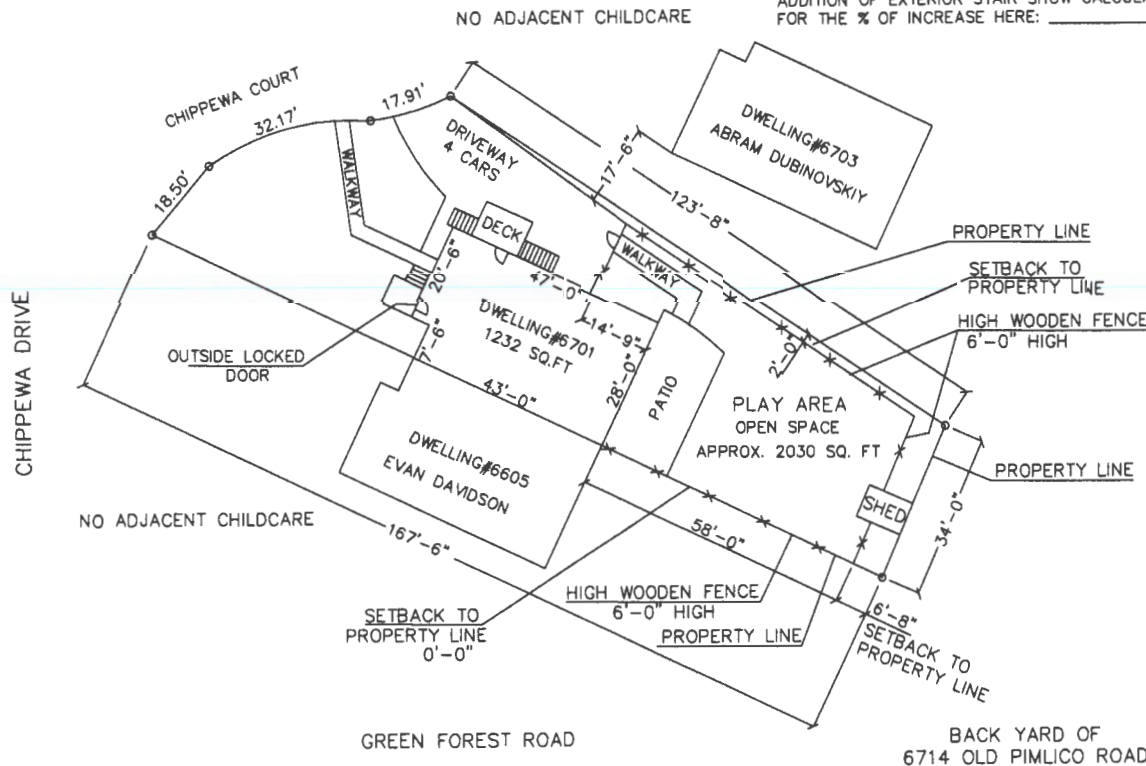
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T.

-

2012-
 0019-SPHA



PREPARED BY NOG

SCALE OF DRAWING: 1"= 40'